

CITY OF MORGAN HILL
SPECIAL JOINT CITY COUNCIL AND
SPECIAL REDEVELOPMENT AGENCY MEETING
MINUTES - JANUARY 31, 2001

CALL TO ORDER

Mayor/Chairman Kennedy called the special meeting to order at 7:04 p.m.

ROLL CALL ATTENDANCE

Present: Council/Agency Members Carr, Chang, Sellers, Tate and Mayor/Chairman Kennedy

DECLARATION OF POSTING OF AGENDA

City Clerk/Agency Secretary Torrez certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2.

City Council Action

CLOSED SESSION:

City Attorney Leichter announced the following closed session item:

1.

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Legal Authority: Government Code 54956.8 & 54956.9(c) (1 potential case)

Real Property(ies) involved: APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Road (St. Louise Hospital property)

City Negotiators: Agency Members; Executive Director; Agency Counsel; and F. Gale Conner, special counsel

Closed Session Topic: Potential Litigation

OPPORTUNITY FOR PUBLIC COMMENT

Mayor Kennedy opened the closed session item to public comment. No comments were offered.

ADJOURN TO CLOSED SESSION:

Mayor Kennedy adjourned the meeting to closed session at 7:06 p.m.

RECONVENE:

Mayor/Chairman Kennedy reconvened the meeting at 7:37 p.m.

CLOSED SESSION ANNOUNCEMENT:

City Attorney Leichter announced that no reportable action was taken on the above listed closed session item.

Redevelopment Action

OTHER BUSINESS:

1. REVIEW OF COMMUNITY AND CULTURAL CENTER DESIGN DEVELOPMENT DRAWINGS

Director of Community Development Bischoff presented the staff report and stated that in attendance were Franz Stiener, architect; and Jackie Keller and Jerry Mitchell, Keller Mitchell Landscape Architects; and Claire Shawver, Project Manager with Richard Sampson and Associates to advise the Agency Commission as to value engineering changes to the design of the Community Center and to answer questions that the Agency Commission may have.

Agency Member Sellers stated that he was disturbed by the newspaper headline because it implies that the Agency has gone over budget on the Community Center. He stated that this is an estimated budget and that the budget has not been finalized. The Agency is trying to refine the estimates, noting that the estimates came in higher than what they were thought to be. He stated that it is up to the Agency Commission to make the appropriate reductions, as deemed appropriate. He felt that this is a great project and that the Agency has to remain positive toward it.

Chairman Kennedy inquired about the \$700,000 design contingency fund and asked if the contingency fund could be used to offset project costs.

Executive Director Tewes stated that the center is not at the stage where you can start using the design contingency. The Agency could look at the design contingency at time that bids are received or the project is under construction. Using the design contingency fund at this time would result in a risk to the project and may necessitate staff returning to the Agency for budget adjustment(s).

Chairman Kennedy expressed concern that major cuts are being recommended.

Director of Community Development Bischoff stated that Ms. Keller and Mr. Stiener would address the major cuts in the Community Center design.

Ms. Keller and Mr. Mitchell walked the Agency Commission through the site plan, including materials to

be used, focusing on the fountain with the glass block and the interactive water feature.

Chairman Kennedy inquired as to the proposal for incorporating specimen oak trees? Ms. Keller identified the specimen trees to be planted.

Chairman Kennedy stated that the site lost very large trees and that it was recommended that large specimen trees be incorporated into the project to replace the lost trees. Ms. Keller stated that a 72-inch boxed oak tree would be planted along with 24"/15 gallon trees.

Agency Member Tate stated that he liked the site plan. He recommended that the fence used in the children's area, adjacent to the parking lot, be softened.

Agency Member Sellers felt that the design is almost there. He recommended inclusion of a lighting feature that would make the design work and that the use of solar energy power be incorporated if the cost is not prohibitive.

Chairman Kennedy stated that he liked the interacting features to be used by the children and can envision their use at the grand opening.

Ms. Keller addressed the height of the fountain. Mr. Bischoff felt that lowering the height of the fountain would encourage interaction.

Mr. Stiener addressed the design of the octagon room, the exterior finishes, interior space, and the children's activity center.

Agency Members Chang and Tate stated that they preferred the original design of the octagon room. Agency Member Tate stated that he missed the use of the "eve" brackets.

Agency Member Chang felt that the original design was a classier one.

Chairman Kennedy and Agency Member Sellers indicated that they liked the new design. Mayor Kennedy felt that another row of glass would enhance the octagon design.

Agency Member Tate felt that value engineering the elimination of the eve brackets in order to save money was achieved but that it resulted in a bland design. He asked if something could be done to enhance the design other than including additional windows? Mr. Stiener addressed the additional interest that could be added to the design. He noted that the proposed design resulted in a cost savings.

Agency Member Tate supported lowering the roof line but clarified that he was looking for interest other than the addition of another row of windows.

In response to Agency Member Chang's question, Mr. Stiener said that a third row of windows can be added. He said that he liked the design as it has evolved. He felt that the design has been enhanced with the use of trim.

Action: *It was the consensus of the Agency Commission to **accept** the octagon design with the increase in height of the windows.*

Chairman Kennedy stated that he liked the substitute roof material in association with a terra cotta color.

Agency Member Chang felt that the use of concrete roof material “cheapens” the design. Mayor Kennedy concurred.

Action: *The Agency Commission **directed** that the terra cotta tile be used for the roofing material.*

Action: *The Agency Commission **found** that exterior finish and material were acceptable.*

Mr. Stiener informed the Agency Commission that Gavilan College has approved the colors, as proposed.

Chairman Kennedy inquired if the Agency Commission would have an opportunity to review the electrical communication system? Mr. Stiener stated that better, energy efficient systems would be more expensive.

Agency Member Sellers did not believe that the community would fault the city for being energy efficient. He recommended the consultants consider energy efficient options (mechanical and engineering components).

The Agency Commission inquired as to the cost to include spring wood floors? It was indicated that it would cost an additional \$8 to \$10 per square foot for a full spring board wood floor.

Agency Member Sellers felt that it was important to have a spring board dance floor.

Chairman Kennedy and Agency Member Chang felt that it was important to have spring board floors in both the octagonal room and the dance floor room.

Chairman Kennedy recommended that the spring board floor cost item return to the Agency Commission for consideration.

Action: *It was the consensus of the Agency Commission to **direct** staff to investigate the cost for a full spring board floor for the dance/exercise room and the octagonal room.*

Action: *It was the consensus of the Agency Commission that the interior colors and materials (with the exception mentioned above) **were acceptable.***

Action: *It was the consensus of the Agency Commission to **support** the reduction in wall depth.*

Action: *It was the consensus of the Agency Commission to **replace** the sloped ceilings with flat ceilings in several Gavilan classrooms, ceramics room and the fine arts room.*

Action: *It was the consensus of the Agency Commission to **accept** the reduction of area of site paving.*

Mr. Stiener indicated that the use of translucent fiber glass, glazed panels are proposed to be used in the Children's activity center.

Chairman Kennedy expressed concern that what is being proposed would result in a hot structure, requiring the need for an air conditioning system and electrical energy. He requested that an energy expert be consulted to determine energy impacts.

Agency Member Chang liked the use of the fiber glass material as it is a "dream like" feature.

Agency Member Carr stated that he was not excited about the use of the material as it reminds him of the windows that will be removed from the high school and other schools. He noted that when installed in the schools, they were supposed to be clear glass, noting that they are no longer clear.

Mr. Bischoff recommended that the Agency Commission authorize the architect to proceed with construction documents with the exception of the children's activity room and that alternatives be looked at for this room.

Chairman Kennedy stated that he liked the use of glass block material versus the prefabricated material as it appears to be cheap and would be a fad. He felt that the material to be used should be timeless.

Vice-chairman Carr noted that this is an area that children would play and that he did not want to see children playing in a green house atmosphere. He felt that light flow would be achieved with the use of glass blocks.

Agency Member Sellers concurred with Agency Commission Chang that the use of the prefab material would be an intriguing look.

Ms. Stiener stated that he understood the concern of the use of timeless materials. However, he indicated

that he is running out of ideas to reduce costs and provide a scheme.

Chairman Kennedy stated that he would hate to lose the use of the glass block.

Agency Member Chang recommended that the Agency Commission agree to budget funds for the use of glass blocks.

Mr. Bischoff recommended that staff be allowed to return with alternatives.

Mr. Bischoff informed the Agency Commission that it is being recommended that the gas-fired kiln be replaced with an electric kiln.

Action: *It was the consensus of the Agency Commission **to support** staff's recommendation to use an electric kiln.*

Recreation Manager Spier addressed the proposed uses for the facility.

Mr. Bischoff said that with the Agency Commission direction given this evening, the project is still \$500,000 to \$600,000 over budget. There are a number of options for Agency Commission consideration: 1) phasing of the project; 2) solicit corporate sponsorship/funding; 3) reduce the design quality of the project (one that staff does not recommend); 4) increase the budget; or 5) any combination of the options identified. He said that the children's activity room could be deferred to the second phase due to its uncertainty.

Agency Member Sellers felt that corporate sponsorship would be a great opportunity for the Agency Commission to undertake the lead as he would be anxious to allow staff to undertake this venture.

Agency Member Tate suggested that each Agency Commissioner consider taking up a project that would lead to a potential corporate sponsorship as he did not want to eliminate any community center items.

Vice-chairman Carr felt that a community foundation would be a good source. He said that this is the first opportunity that he has had to review the project as he was recently elected as a Council Member. Therefore, he has no problem with increasing the budget to make this important project one that the community would be proud of. He would support increasing the budget to incorporate features, soliciting corporate sponsorship.

Chairman Kennedy recommended that features be retained in the design. He felt that when the bids come in, the Agency Commission will know the true costs associated with each item. In the meantime, the Agency can solicit corporate sponsorship or community contributions. Once it has been determined that sufficient funding does not exist, that would be the time to eliminate an item until such time that funding can

be attained.

Agency Member Chang felt that the Agency Commission would be kidding itself if it believes that it will be able to raise the amount of funding necessary from corporate sponsorship and/or fundraising needed. She stated that she would support providing the necessary budget amount, acknowledging that everything would not be constructed at the same time.

Ms. Stiener agreed to return with true figures of the unknown costs.

Chairman Kennedy said that once bids are received, the city will know the actual costs and will be able to make decisions.

Agency Member Tate clarified that he would increase the budget if sponsorship was not attained. He felt that the cost for other projects needs to be evaluated.

Chairman Kennedy supported seeking corporate sponsorship for projects

Agency Member Sellers supported including all the features in the budget and that he would support seeking sponsorships, if possible.

Agency Members Tate and Carr supported waiting to identify the budget until the bids are reviewed.

Vice-chairman Carr stated that he was hesitant to increase the budget now, only to increase it again six months from now.

Chairman Kennedy supported increasing the budget based on staff's comments.

Action: *It was the consensus of the Agency Commission to **defer** any action to amend the project budget until such time that costs are better defined.*

Action: *It was the consensus of the Agency Commission to **direct** staff to proceed with the construction drawings for the community center with the exception of the children's center.*

In response to Chairman Kennedy's question, Mr. Stiener stated that it would be possible to speed up the design process, but at the expense of quality. He recommended that the city take the appropriate time necessary to receive appropriate bids

Chairman Kennedy recommended that an aggressive schedule be undertaken. He requested that staff ask Richard Sampson to review the construction schedule.

Agency Member Sellers did not know how the Agency Commission could justify the additional cost associated with expediting the construction of the community center.

Chairman Kennedy noted that there were be inflationary costs associated with delays.

ADJOURNMENT

There being no further business, Mayor/Chairman Kennedy adjourned the meeting at 10:32 p.m.

MINUTES RECORDED AND PREPARED BY:

Irma Torrez, City Clerk/Agency Secretary